



# BENSALEM TOWNSHIP

Building and Planning Department  
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Zoning Hearing Board  
Monthly Meeting  
February 6, 2020  
Bensalem Township Building  
7:00 PM

## LIST OF APPLICATIONS

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes – January, 9, 2020
4. **Continued hearing for Frank Merz** **Appeal #2019-3383**  
Location: 3430 Trevoise Ave  
Tax Parcel: 02-004-150  
Request: Variance for lot area, yards, density and steep slope disturbance to construct single home.  
[View Plans](#)
5. **Continued hearing for William and Genevieve Flannery** **Appeal #2019-4221**  
Location: 1430 Wells Dr  
Tax Parcel: 02-070-007-010  
Request: Variance to permit disturbance of steep slopes and expansion of a non-conforming commercial building.  
[View Plans](#)
6. **Continued hearing for Matthew and Diane Torres** **Appeal #2019-4224**  
Location: 4219 Roberts Circle  
Tax Parcel: 02-077-006  
Request: Variance to have a stone driveway.  
[View Plans](#)
7. **Decision for Inspire Federal Credit Union** **Appeal #2019-4225**  
Location: Hulmeville & Galloway Rd  
Tax Parcel: 02-041-022-002  
Request: Variances for front and side yard setbacks and buffer yard to construct a financial institution.  
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8. **Continued hearing for John Morton** **Appeal #2019-4526**  
Location: Mulberry Ave  
Tax Parcel: 02-005-359  
Request: Variance for lot frontage and side yard setback to construct a single family dwelling.  
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9. **Hearing for Echo Bensalem, LLC** **Appeal #2020-0156**  
Location: 2721 Street Road  
Tax Parcel: 02-037-060, 02-037-060-001, 02-037-60-003  
Request: Variance for off street parking/appealing zoning determination that gasoline pumps are not permitted accessory use.  
[View Plans](#)

10. **Hearing for Volodymyr Iaremchuck** **Appeal #2020-0157**  
Location: 4614 Cypress Ave  
Tax Parcel: 02-005-326  
Request: Variance for side yard setback for addition.  
[View Plans](#)
11. **Hearing for David Sowell** **Appeal #2020-0158**  
Location: 35 Pennsylvania Ave  
Tax Parcel: 02-054-035  
Request: Variance for side and rear yard setback, distance from principal structure for existing carport and size of accessory structure to be more than 25% of the principal structure.  
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12. **Hearing for Timothy Byrne – Omniverse Property Group, LLC** **Appeal #2020-0161**  
Location: 3427 West End Ave  
Tax Parcel: 02-004-148  
Request: Variance to use property as a multi-family dwelling.  
[View Plans](#)
13. **Hearing for Terry and Amelia Chong** **Appeal #2020-0162**  
Location: 4851 Street Rd  
Tax Parcel: 02-004-184-001  
Request: Variances for parking in front yard, parking, access drives setback, drive aisles, steep slope and landscaping.  
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14. **Hearing for Dennis and Stephanie Sklar** **Appeal #2020-0180**  
Location: 2837 Ogden Ave  
Tax Parcel: 02-062-464  
Request: Variance for impervious surface coverage for constructed swimming pool.  
[View Plans](#)
15. **Hearing for MJ Real Estate Enterprises LP & AREPII BC Industrial, LLC & Tactic** **Appeal #2020-0183**  
Location: 2540 Metropolitan Dr  
Tax Parcel: 02-003-006-001  
Request: A special exception to permit light metal processing and manufacturing of electric equipment business.  
[View Plans](#)
16. Correspondence
17. Adjournment